

# Comment for planning application 21/01630/OUT

<b>Application Number</b>	<input type="text" value="21/01630/OUT"/>
<b>Location</b>	<input type="text" value="Land at North West Bicester Home Farm, Lower Farm and SGR2 Caversfield"/>
<b>Proposal</b>	<input type="text" value="Outline planning application for up to 530 residential dwellings (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout, and scale reserved for later determination"/>
<b>Case Officer</b>	<input type="text" value="Caroline Ford"/>
<b>Organisation Name</b>	<input type="text" value="Katy Soar"/>
<b>Address</b>	<input type="text" value="22 Braeburn Avenue, Bicester, OX27 8BP"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="This is the THIRD time I am Objecting to this application - because it has still not actually addressed several critical points raised previously regarding: traffic level impact (e.g. not modelling correctly, and completely ignoring Elmsbrook's traffic survey data!); building non-zero carbon homes (via flawed economic analysis); and re the heating network. Firethorn should not be allowed to violate the Bicester Eco Town Design Principle regarding building Zero Carbon homes - just to make the enormous arbitrary profit they desire; in any case, their calculations for predicting sales/costs/profit are flawed! This would open the door for the rest of NW Bicester to do the same, and then we don't have an Eco Town. I am also concerned at the lack of evidence that the traffic impact would be small enough for the roads to cope; and the lack of details regarding the impact on the District Heating System. Please don't allow this application to go further until all these are resolved. The traffic jams at the School and B4100, 8-9am, will be made exponentially worse if this number of new homes are allowed to connect onto Elmsbrook, as per the current design. The situation is already bad, and the school is only 40% full - it will get worse in future years anyway, and more than tripling the number of homes beyond it served by Charlotte Avenue will clearly make things much worse, i.e. dangerous. It's just not viable. The road network must be analysed properly, joined up with the Hawkwell Village analysis as well - otherwise both applications' traffic assessments are meaningless: the problems interact! The new financial viability assessment seems to be flawed, mis-applying economic theory - and in any case, an Eco Town without zero carbon homes isn't an Eco Town! This must be a fundamental requirement, stemming from the original agreed Masterplan Principles, which no developer should be allowed to circumvent (on grounds of profit, or otherwise)."/>
<b>Received Date</b>	<input type="text" value="19/05/2022 10:20:04"/>
<b>Attachments</b>	